

February 24, 2015

County of San Diego
Department of Planning and Land Use
5510 Overland Ave, Suite 110
San Diego, CA 92123

Attn: North County Fire Protection District
330 South Main Ave.
Fallbrook, CA 92028

Subject: Fire Protection Plan- Short Form
For Berk Major Subdivision TM 5577
ER LOG NO PDS2013=ER-13-02-003
APN: 106-280-22
Owner: Jeffery S. Berk and Nancy B Berk

Fire Protection Plan- Letter Report

This Fire Protection Plan – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code, to address the adverse environmental effects that a proposed project may have from wildfire and to provide and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION: The project area consists of 26.48 acres that is divided into 21 one or larger lots that will be support 21 single family homes. This project is considered by the County as an “Infill” project and is in the Fire Hazard Area rated as “Moderate”.

LOCATION: 1650 Winterhaven Rd. Fallbrook, CA 92028. The property is located at the Northwest corner of the intersection of Winterhaven Rd and Sunnycrest Lane. The property is bounded by Winterhaven Rd to the South, existing single family dwellings to the North that have been landscaped and are well maintained and the land to the West is vacant but was used for agriculture and is being maintained by the current owner per the requirements of the local Fire Marshal. Sunnycrest Lane is to the East with an approved Tentative Subdivision (TM 5553) is East of Sunnycrest Lane.

TOPOGRAPHY: The property has a gentle slope of no more than 12% with no significant land formations.

GEOLOGY: There are no geological aspects that would affect fire access or evacuation. The on-site roads will be accessed by Sunnycrest Lane to the East and by the extension of Moonlite Hill Rd to the west. Moonlite Hill Rd will be extended to intersect Winterhaven Road at the Southwest corner of the project therefor allowing for ingress and egress from two roads that feed to a county maintained road. No roads will exceed the dead end length.

FLAMMABLE VEGETATION: The property is not in a natural state and has been used for agriculture. The property is maintained as per the requirements of the local fire district. The surrounding properties have been built out or have been used for agriculture over many years and are maintained per fire requirements. There are no native fuels on the property or surrounding

the subject property. The existing grove has been allowed to go fallow and the trees will be removed as part of the proposed project.

CLIMATE: The climate for this area has temperature into the high 90's in the summer and into the low 30's at night in the winter. Most of the annual precipitation occurs between January and March.

WATER SUPPLY. The project is served by the Fallbrook Public Utility District. The existing line within Sunnycrest Lane and Moonlite Hill Rd will be extended to serve each lot. Fire Hydrants shall be located along the proposed roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County Code and the Consolidated Fire Code. Fire Hydrants shall be installed to NCFPD and FPUD standards with drip caps and blue dot markers in project streets to mark each hydrant location.

FIRE ACCESS. The existing streets, Sunnycrest Lane and Winterhaven Rd. meet the requirements because they exceed the required 24' width. The proposed roads will be built to the County Standards in order to meet the fire requirements. All proposed streets meet the dead end requirement of less than 1320 feet to the intersection of Sunnycrest and Winterhaven Rd's. All grades will not exceed 15%. Surfacing will be approved A.C. over approved base. The intersection of Sunnycrest Lane and Winterhaven Rd will be improved so as to allow adequate sight distance in both directions. The intersection of Moonlite Hill Road and Winterhaven Road have more than adequate sight distance.

DEAD END ROADS. All dead-end fire access roads in excess of 150 ft. in length shall be provided with approved provisions for turning around emergency apparatus. A cul-de-sac shall be provided in residential areas where access roadways serves more than two (2) structures. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 ft graded or as approved by the fire code official.

ROAD WIDTHS: All roads will be 24 feet paved width on a 28 foot graded width and will support the weight of a 75,000 lb fire apparatus. Driveways will be no less than 16 feet wide.

VERTICAL CLEARANCE: All roads and driveways will have a maintained minimum vertical clearance of 13 feet 6 inches.

GRADE: Roadway grades do not exceed 15%. Driveway grades will be determined at the time of pad construction plan approval and will meet the Standards of the local Fire marshal.

CUL-DE-SAC AND TURNAROUNDS: Cul-de-sac have a radius of 45' feet width an approved radius of 36' feet. All driveways that exceed 150' or more in length will require turnarounds at the house location. These turnarounds are to be accessible at all times and may not be used as parking areas or RV storage.

MAINTENANCE: All future maintenance will be per a Road Maintenance Agreement and the cost will be the responsibility of the owners per the CC&R,s. The funding obligation will be shared by all the project owners. It is the owner's responsibility to convey said obligation with the property transfer. Failure to maintain said roads in compliance with fire codes subjects owner's to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

SETBACKS FROM PROPERTY LINES: All future structures in this moderate fire hazard area will have a minimum setback from property line as required by the Fire Code.

BUILDING FIRE-RESISTANCE AND IGNITION: Both "Basic and Enhanced" construction requirements per County Building and Fire Codes will be employed for the exterior elements including roofs, eaves, exterior walls, doors. Windows, decks, etc.

FIRE PROTECTION SYSTEMS: All dwellings and attached garages will have residential fire sprinklers per County of San Diego Code or County Consolidated Fire Code Requirements.

FIRE PROTECTION EQUIPMENT: Although portable fire extinguishers are recommended, none are required for this project.

DEFENSIBLE SPACE: A minimum 100 foot Fuel Management Zone will be established and maintained in perpetuity around all structures over 250 square feet in size. No off-site clearing is required or authorized.

CONCRETE SWALE AND DETENTION BASINS: The concrete swale along the front of Lots 3 and 4 and the concrete swale in Lot 11 and the detention basins in Lot 4 and 11 will be maintained through the CC&Rs and will be the responsibility of all the owner's to contribute their fair share for said maintenance.

VEGETATION MANAGEMENT: Prescribed Defensible Open Space will be maintained on at least an annual basis or as often as needed. Planting within this region must be from an approved fire resistance planting materials list as maintained by the County of San Diego.

Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space Easements, road easements, and similar land uses within the project must also have vegetation maintained in a fire- safe manner in perpetuity.

The individual owners are responsible for maintaining their property per the requirements of the local Fire Marshal. This project does not propose any Open Space Easements.

The owners responsibility for maintenance cannot be dissolved or unfunded. Any funding obligation must be shared by all project owners. The responsibility to participate conveys with property transfer.

Failure to maintain in fire-safe manner subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

The CC&R's will be required to provide a funding mechanism to cover the costs of annual fire inspections and enforcement work if needed. They should also provide for the maintenance of road easements and common areas and detention basins as required by the NCFPD Fire Station #2 located at 21808 Winterwarm Drive.

FIRE BEHAVIOR COMPUTER MODELING: Computer Fire Model is not required for this project.



Prepared by Lawrence Paxton, LS 4447
Licensed Land Surveyor

Date



Printed Name

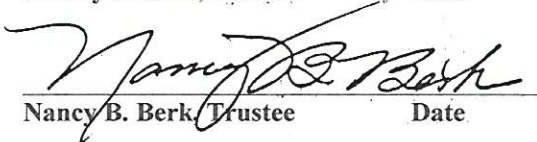


Jeffery S. Berk, Trustee

Date

Jeffery S. Berk

Printed Name



Nancy B. Berk, Trustee

Date

Nancy B Berk

Printed Name

NORTH COUNTY FIRE PROTECTION DISTRICT

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March 10, 2015

County of San Diego
5510 Overland Ave Ste. 110
San Diego, Ca. 92123

Re: TM 5577
Proposed Fire Protection Plan Review Approval

The Fire Protection Plan- Letter report is approved as submitted in a letter dated February 24, 2015.

Should have any questions please contact me at 760 723-2040

Sincerely,

Patty Koch, Fire Prevention Specialist



760 723-2040



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW
